

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips  
Aldermen Bird, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Sweeney  
and Volrich.

ABSENT: Alderman Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students in Social Studies from the General Brock School, Vancouver, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie

SECONDED by Ald. Bird

THAT the Minutes of the Regular Council Meeting of September 21, 1976, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT the Council recess and reconvene later this day, following the Special Council (Public Hearing).

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The Regular Council reconvened at 2.20 P.M. with the same members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Kitsilano Tidal Pool Replacement  
Choice of Architect.

Council, on July 27, 1976, considered a letter from the Park Board on Choice of Architect for the Kitsilano Tidal Pool. At that time Council passed a motion requesting that the Park Board and the Medical Health Officer appear before Council on the matter and, in particular, to discuss with Council the question of alternative proposals to replacing the Pool.

Mrs. May Brown, Chairman of the Park Board, advised Council that, at this time, the Park Board only wishes to initiate the first step in the total planning process. This would be to retain an architect to explore the possibilities relating to all aspects of the Kitsilano waterfront for an early report back to the Park Board on alternative replacement proposals. It is intended that the alternative proposals would then be submitted to members of the Kitsilano community and all other interested parties for public reaction to the proposals. Mrs. Brown gave an undertaking that the Park Board will keep Council advised of the architect's proposals and any other steps they may wish to take on the Tidal Pool replacement.

MOVED by Ald. Volrich

THAT the actions of the Park Board, as outlined this day by Mrs. Brown, Chairman of the Board, be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of Unfinished Business Item #2 with respect to Development Permit Applications for 3135 and 3080 West Broadway, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Resignation - Alderman Bowers.

Council, on September 21, 1976, appointed Alderman Bowers to the position of City Manager, effective January 1, 1977.

At the request of Council, Alderman Bowers, in a letter dated 7.35 p.m. September 21, 1976, tendered his resignation as Alderman, and extended his best wishes to Council for the remaining months of this year.

MOVED by Ald. Volrich

THAT the letter of resignation from Alderman Bowers be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Oppenheimer Area Land Use  
and N.I.P. Concept Plan.

Council had for consideration a request from the Downtown Eastside Residents' Association, as well as a number of other organizations, to appear as delegations this evening on the above clause in the Planning and Development Committee's report dated September 23, 1976.

MOVED by Ald. Bird

THAT the delegation requests not be approved.

- LOST

(Ald. Boyce, Cowie, Harcourt, Marzari, Volrich and  
the Mayor opposed)

MOVED by Ald. Boyce

THAT the delegation requests for this evening be approved, and the relative clause in the Planning and Development Committee's report dated September 23, 1976, be deferred until that time;

FURTHER THAT, when this matter is under consideration Council first hear an explanation from the Area Planner.

- CARRIED

(Ald. Sweeney opposed)

3. B.C.Hydro - Bus Rates and  
Rental Accommodation for  
Families with Children.

Council had for consideration a letter from the Downtown Eastside Residents' Association requesting permission to make representations this evening on Alderman Rankin's motions on B.C. Hydro Bus Rates and Rental Accommodation for Families with Children. A number of other organizations also requested an opportunity to appear before Council this evening on these two motions.

MOVED by Ald. Sweeney

THAT the delegation requests not be approved.

- LOST

(Ald. Boyce, Harcourt, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the delegation requests for this evening be approved.

- CARRIED

(Ald. Bird, Cowie, Kennedy and Sweeney opposed)

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
SEPTEMBER 24, 1976

Works & Utility Matters  
(September 24, 1976)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Tender - Supply of Ready-Mixed Concrete
- Cl. 2: I.C.B.C. Seat Belt Bumper Stickers

Tender - Supply of Ready-Mixed Concrete  
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I.C.B.C. Seat Belt Bumper Stickers  
(Clause 2)

MOVED by Ald. Bird

THAT Council approve the display of I.C.B.C. Seat Belt Bumper Stickers on the City's fleet of cars and trucks, subject to there being no cost to the City as a result of this program.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(September 24, 1976)

Integration of Victorian Order  
of Nurses Service.  
(Clause 1)

The Medical Health Officer answered a number of questions from Council on this report. In addition, he explained that the Provincial Government has at no time during negotiations given an undertaking that it would underwrite any indirect costs incurred by the City relative to this program (e.g. purchasing, payroll costs, etc)

MOVED by Ald. Bird

THAT recommendations 'A' and 'B' of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(September 24, 1976)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Rezoning Application - 2617 East Broadway
- Cl. 2: Rezoning Application - 4870 Oak Street
- Cl. 3: Keylock Truck Fuelling Stations
- Cl. 4: Hardship Application - 1415 East 20th Avenue
- Cl. 5: Development Permit Application - 2850 West 1st Avenue
- Cl. 6: Development Permit Application - 1135-1155 West 7th Avenue
- Cl. 7: Rezoning Application - S/E Corner West 33rd Avenue and MacKenzie Street

cont'd....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building and Planning Matters  
(September 24, 1976) (Cont'd)

Rezoning Application -  
2617 East Broadway.  
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager contained in the above clause be approved;

FURTHER THAT the Director of Planning report back to Council on alternative appropriate zoning for this property.

- CARRIED UNANIMOUSLY

Rezoning Application -  
4870 Oak Street  
(Clause 2)

It was noted that Mr. Halperin, the applicant, was present in the Council Chamber at this time.

MOVED by Ald. Bird

THAT Council hear representation from Mr. Halperin.

- CARRIED UNANIMOUSLY

Mr. Halperin addressed Council and stated that the reason for his application was to permit his brother-in-law, who is presently living with him, to continue to reside in the same dwelling but to provide him with separate kitchen and bathroom facilities.

MOVED by Ald. Volrich

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie

THAT the Director of Planning investigate and report back on the feasibility of permitting, under the R.S.1 zoning, some form of increased density, such as 'In-law' suites, in the dwellings located on the east side of the 4800 block Oak Street.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

Keylock Truck Fuelling Stations  
(Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager contained in this clause be approved;

FURTHER THAT the Director of Legal Services and the Director of Permits and Licenses be instructed to create a new category in the License By-law to recognize this new method of marketing fuel to commercial customers and to control the numbers of such outlets.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building and Planning Matters  
(September 24, 1976) (Cont'd)

Hardship Application -  
1415 East 20th Avenue.  
(Clause 4)

Consideration of this clause was deferred, pending the hearing of a delegation.

Development Permit Application -  
2850 West 1st Avenue  
(Clause 5)

MOVED by Ald. Kennedy

THAT the Director of Planning be requested to approve Development Permit Application #74120 for 2850 West 1st Avenue.

- CARRIED

(Ald. Sweeney opposed)

Development Permit Application -  
1135 - 1155 West 7th Avenue  
(Clause 6)

MOVED by Ald. Bird

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - S/E Corner  
West 33rd Avenue and MacKenzie Street.  
(Clause 7)

MOVED by Ald. Bird

THAT the recommendations of the Director of Planning contained in this report be received, and the whole matter be referred to a Public Hearing.

- CARRIED

(Ald. Sweeney opposed)

Finance Matters  
(September 24, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Central and Oliver Hotels
- Cl. 2: Disposal of U.N. Habitat Flags and Banners
- Cl. 3: Tenders for Police Annex

Central and Oliver Hotels  
(Clause 1)

MOVED by Ald. Volrich

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, September 28, 1976. . . . . 7.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters .  
(September 24, 1976) (Cont'd)

Disposal of U.N. Habitat  
Flags and Banners  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Tenders for Police Annex.  
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(September 24, 1976)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Classification Review, One Position,  
City Planning Department
- Cl. 2: Extension of Time for Temporary Additional  
Electrical Inspector for Fire Alarm and  
Emergency Lighting Inspection

Classification Review, One Position,  
City Planning Department  
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Extension of Time for Temporary  
Additional Electrical Inspector for  
Fire Alarm and Emergency Lighting Inspection  
(Clause 2)

MOVED by Ald. Bird

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(September 24, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Demolition - 407 Prior Street
- Cl. 2: Sale to Villa Cathay Care Home Society -  
S/S Union between Campbell and Raymur Avenues
- Cl. 3: Lease renewal Cafeteria Lease - City of  
Vancouver to C.N.I.B. (Caterplan Services)
- Cl. 4: Sale and Resubdivision of City-Owned Property  
and Lane - S/S King Edward Avenue West of  
Balkan Street

Demolition - 407 Prior Street.  
(Clause 1)

MOVED by Ald. Volrich

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Sale to Villa Cathay Care Home Society -  
S/S Union between Campbell and Raymur Avenues  
(Clause 2)

MOVED by Ald. Volrich

THAT a grant to the Villa Cathay Care Home Society in the amount of \$2,678.44, representing real property taxes payable for the period May 31 to December 31, 1976, be approved;

FURTHER THAT interest in the amount of \$9,865.00 for the period May 31, 1976 to September 8, 1976, and the administration fee of \$50.00, be waived.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

Lease Renewal Cafeteria Lease -  
City of Vancouver to C.N.I.B.  
(Caterplan Services)  
(Clause 3)

MOVED by Ald. Bird

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Sale and Resubdivision of City-owned  
Property and Lane South side of King  
Edward Avenue, West of Balkan Street.  
(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Lane West of Lincoln Street -  
43rd to 45th Avenues.

Consideration of this report was deferred, pending the hearing of a delegation this evening. For Council action see Page 15.

C. Hardship Appeal -  
3338 Seaforth Drive.

Consideration of this report was deferred, pending the hearing of a delegation this evening. For Council action see Page 17.

I. Part Report from Standing Committee  
on Planning and Development.  
(September 23, 1976)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Administration of the Residential Rehabilitation Assistance Program.
- Cl. 2. Mount Pleasant N.I.P. Concept Plan.
- Cl. 3. Oppenheimer Area Land Use & N.I.P. Concept Plan.

Clauses 1 and 2.

MOVED by Ald. Kennedy

THAT the recommendations of the Committee contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Oppenheimer Area Land Use &  
N.I.P. Concept Plan.  
(Clause 3)

Consideration of this clause was deferred, pending the hearing of delegations this evening. For Council action see Page 18.

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G.V.R.D. MATTERS

1. Fluoridation

Alderman Harcourt advised that the Regional District at its meeting tomorrow will be considering Council's motion that fluoridation of the City's water supply be submitted to a plebiscite.

2. Impact of Federal Census.

Alderman Harcourt referred to the impact of the Federal census on the Livable Region plan and asked for a report back to Council from the Director of Planning. The Mayor advised he had recently signed a letter, drafted by the Planning Department, to the Federal Government questioning some of the assumptions used in the recent census and requesting specific details on certain aspects. The Mayor undertook to circulate this letter and also undertook to circulate the Federal Government's reply when received.

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G.V.R.D.Matters (Cont'd)

3. Negotiations - L.R.T. Financing  
and Five-Year Plan for Roads.

Alderman Harcourt advised that G.V.R.D. negotiations with the Provincial Government and the Regional Transit Authority on L.R.T. financing and the Five-Year Plan for roads are nearing conclusion. The Mayor indicated he would discuss this matter with the City Engineer and advise Council further.

4. Shortened Runway at  
Vancouver International Airport.

Alderman Marzari advised that a recent letter to the G.V.R.D. from the Federal Minister of Transport indicates that the Federal Government intends proceeding with the new shortened runway at Vancouver International Airport. The G.V.R.D. Planning Committee will be bringing a motion forward tomorrow reiterating its original motion not to allow this expansion until certain studies have been undertaken.

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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (N/W Corner Harold Street  
and School Avenue)

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Sweeney and Volrich were excused from voting on  
this By-law.)

BY-LAWS (Cont'd)

- 2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Rezoning of Various (RM-3)  
Districts to (RM-3A) Districts)

MOVED by Ald. Harcourt  
SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt  
SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Sweeney and Volrich are excused from voting  
on this By-law)

MOTIONS

- A. Allocation of Land for Lane  
Purposes (5829 Fleming Street)

MOVED by Ald. Sweeney  
SECONDED by Ald. Kennedy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West 2.5 feet of Lot 34, Block 1, District Lot 716,  
Plan 1615.

(5829 Fleming Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Lane  
Purposes (5752 Dumfries Street)

MOVED by Ald. Sweeney  
SECONDED by Ald. Kennedy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 9, Block 1, District Lot 715,  
Plan 1615, described as follows:

MOTIONS (Cont'd)

Allocation of Land for Lane Purposes  
(5752 Dumfries Street) (Cont'd)

Commencing at the northeasterly corner of said Lot 9;

THENCE South, 33 feet, more or less, following in the easterly limit of said Lot 9, to the southeasterly corner of said Lot 9;

THENCE West, 2.5 feet, following in the southerly limit of said Lot 9;

THENCE North, 23 feet, following in a line drawn parallel to the easterly limit of said Lot 9;

THENCE N 45° 00' W, 14.14 feet, more or less, to intersection with the northerly limit of said Lot 9 at a point 12.5 feet westerly from the northeasterly corner of said Lot 9;

THENCE East, 12.5 feet, following in the northerly limit of said Lot 9 to the point of commencement;

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 10, 1976, and marginally numbered LF 7816, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Fluoridation - Distribution  
of Free Fluoride Tablets.

Alderman Kennedy requested and received permission to amend his motion by adding after the words 'related factors' - "The Medical Health Officer to include in his plan a report on other practical alternative methods of fluoride treatment".

MOVED by Ald. Kennedy

SECONDED by Ald. Sweeney

THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;

AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;

THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practising dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors. The Medical Health Officer to include in his plan a report on other practical alternative methods of fluoride treatment.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

MOTIONS (Cont'd)

2. Bus Fare Increases.
3. Rental Accommodation for Families with Children.

Consideration of the above motions was deferred, pending the hearing of delegations this evening. For Council action see Pages 21 and 22.

ENQUIRIES AND OTHER MATTERS

Per Diem Allowance.  
Attendance at U.B.C.M. Conference.

Alderman Volrich

raised the matter of Per Diem Allowance for those Members of Council who attended the recent U.B.C.M. Conference in Vancouver.

MOVED by Ald. Volrich  
 SECONDED by Ald. Boyce

THAT all Members of Council who registered and attended the recent U.B.C.M. Conference in Vancouver be paid the usual Per Diem Allowance.

- CARRIED UNANIMOUSLY

Extra Garbage Pick-up.

Alderman Bird

enquired about arranging free garbage and waste pick-up once or twice a year in the interest of fire safety and requested the City Engineer look into this action and report back to Council. The Mayor so directed.

Construction of New Office Buildings and Responsibility for Local Improvements.

Alderman Cowie

advised that, under the present regulations, developers of new office buildings are not required to have the nearby curbs and gutters developed, including landscaping. He felt that in granting a development permit for such structures this responsibility should be included at the developer's expense. The Alderman requested a report on the feasibility of this proposal. The Mayor so directed.

CIVIC RECOGNITION

At this point in the proceedings Council acknowledged the Vancouver 1976 Olympic Medallists.

The Mayor offered Council's congratulations and presented Civic Awards to Mr. & Mrs C. Joy, on behalf of their son Greg Joy who won a Silver Medal in the Men's High Jump, Mrs D. Cook, on behalf of her daughter Wendy Hogg, who won a Bronze Medal in the Women's 4 x 100 Metre Relay Swim, and Shannon Smith a Bronze Medallist in the Women's 400 Metre Free-style Swimming.

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The Council recessed at 3.45 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Boyce, Cowie, Harcourt, Kennedy,  
Marzari, Sweeney and Volrich

ABSENT: Alderman Bird  
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Lane West of Lincoln Street  
43rd to 45th Avenues

Council earlier this day deferred consideration of a Manager's report dated August 18, 1976, on the lane west of Lincoln Street - 43rd to 45th Avenues, to permit representations from residents of the area.

In this report, the City Engineer dealt with complaints from residents on the condition of this lane which was paved as a local improvement in the latter part of last year. The residents are requesting that the lane be repaved.

The City Engineer dealt with the design considerations for lane paving and set forth the reasons why the present design for the paving of the lane was implemented. The residents are encountering some drainage difficulties and local access problems, and the Engineering Department was in the process of resolving these problems when the petition was received. In the opinion of the Engineering Department, the existing paved lane is generally satisfactory although minor modifications at some locations would improve conditions. The estimated cost to carry out these modifications is \$800.00.

The report concluded with the recommendation that the lane modification work, as proposed by the Engineering Department, be carried out as expeditiously as possible at a cost of \$800.00.

Mr. J. Nichol, representing residents of the area, addressed Council and stated that contrary to the Engineering Department's views, there are more than two residents unhappy with the present condition of the lane. In the opinion of the residents, minor modifications would not solve the problem. At the present time, several residents are unable to open their garage doors, while others have difficulties entering their garages because of the difference in grade between the lane and their garages.

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,

THAT further consideration of this matter be deferred to allow an opportunity for Alderman Harcourt and any other members of Council to view the lane and discuss the situation with the residents and the City Engineer for report back to Council.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications -  
3080 & 3135 West Broadway (El Matador  
Restaurant)

Council at its meeting on August 24, 1976, deferred a report of the City Manager dated August 20, 1976, on development permit applications from the El Matador Restaurant for

- (a) 3135 West Broadway the site of the El Matador Restaurant -  
to retain restaurant and use a portion  
as a lounge.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications -  
3080 & 3135 West Broadway (El Matador  
Restaurant) (cont'd)

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- (b) 3080 West Broadway - change use from drive-in restaurant to restaurant and use a portion of the site for the required parking for the El Matador Restaurant - 3135 West Broadway.

In the Manager's report, the Director of Planning reviewed the history and present situation with respect to the El Matador Restaurant. The report concluded with the following recommendations:

- A. 3135 West Broadway  
Development Permit Application #67969  
Zone: C-2

Approve the continuing use of this building as a restaurant and the relaxation of one loading and unloading space to 0 off-street loading and unloading spaces subject to the listed conditions.

- B. 3080 West Broadway  
Development Permit Application #73483  
Zone: C-2

Approve the use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540), subject to the listed conditions.

Mr. D.J. Mullan, Clark, Wilson & Company, Solicitors for the El Matador Restaurant, addressed Council and filed a brief. In the brief it was stated that to the best of their knowledge, the City has only received one formal complaint re the parking in the 3100 Block West Broadway. The brief also stated that the lounge area of the El Matador Restaurant appears to be primarily frequented by people who are elderly, live in the area and walk to the lounge. In addition, the daytime patrons of the Restaurant are primarily persons working in the area. It was also stated that the parking problem which may exist in this block of West Broadway is also contributed to by a number of commercial operations in the area which attract a heavy flow of traffic.

Attached to the brief was a letter from the Hellenic Community of Vancouver supporting the development permit applications by the El Matador Restaurant as the restaurant and lounge serve as a meeting place for the members of the Hellenic Community as well as a large segment of senior citizens and other members of the Kitsilano Community.

A further attachment to the brief was a letter from the Chairman of the Kitsilano Citizens Planning Committee advising that that Committee had reconsidered the development permit applications as a result of which it changed its recommendation from refusal of the permits to approval.

Mr. Lorne Atkinson, Ace Cycle Shop, 3155 West Broadway, distributed photographs which illustrated the heavy parking on both the north and west sides of this Block. He also distributed photographs which showed the proposed additional parking lot for the El Matador Restaurant at 3080 West Broadway with only a few cars using it. He contended that because of the distance between 3080 West Broadway and the El Matador, most patrons of the restaurant will continue to park on the street rather than walk the 350 feet from the parking lot. He stated that a large number of the patrons of the El Matador patronize the lounge rather than the restaurant.

cont'd....



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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications -  
3080 & 3135 West Broadway (El Matador  
Restaurant) (cont'd)

Patrons leaving the restaurant are noisy and the noise generated by their cars disturbs the residents. Mr. Atkinson supports the restaurant portion of the El Matador but opposes its operation as a lounge particularly at hours which exceed the normal pub closing hours.

Council also noted a memorandum from Mr. D. Cornejo, Senior Area Planner stating in part:

"There are hours of operation problems with this proposed use which appear to me to be unresolvable due to our inability to regulate them. In essence the Matador is a 'neighbourhood pub' which has not had to go through the community review process of a plebiscite. It is a pub which operates after normal pub closing hours and has no restrictions as to the number of patrons which are allowed.

Secondly, the parking situation is inadequate. The Matador's 'solution' (putting cars on 3135 West Broadway) does not appear to me to be workable in terms of distance from the restaurant/lounge and also because of the increase in traffic resulting from this use. Therefore, I would recommend refusal."

MOVED by Ald. Marzari,  
SECONDED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in his report dated August 20, 1976, be approved.

(Deferred)

MOVED by Ald. Volrich,  
SECONDED by Ald. Boyce,

THAT Alderman Marzari's motion be deferred for one month to allow Alderman Volrich an opportunity to meet with the Assistant City Engineer - Traffic, the Area Planner and the parties involved in an effort to reach an amicable solution to this problem.

- CARRIED

(Aldermen Harcourt, Marzari and Sweeney opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Hardship Application -  
3338 Seaforth Drive

Council earlier this day deferred consideration of a report of the City Manager dated September 24, 1976, on 3338 Seaforth Drive - Hardship Application, pending the hearing of a delegation from Mr. S. Jang.

On August 26, 1976, the Hardship Committee refused an application from Mr. Jang to retain a dwelling unit in his basement.

Mr. Jang addressed Council and stated that the application which he had completed for special consideration as a hardship case, is no longer valid with respect to income. Mr. Jang is currently unemployed and this therefore reduces his income considerably.

cont'd....

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Hardship Application -  
3338 Seaforth Drive (cont'd)

MOVED by Ald. Volrich,  
SECONDED by Ald. Harcourt,

THAT the hardship application from Mr. S. Jang to retain a dwelling unit in his basement at 3338 Seaforth Drive, be referred back to the Hardship Committee for further review and report back to Council.

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Planning and Development,  
September 23, 1976 (cont'd)

Oppenheimer Area Land Use &  
N.I.P. Concept Plan (Clause 3)

Council earlier this day, when considering a number of delegation requests on this clause, passed the following motion:

"THAT the delegation requests be approved for this evening, and the relative clause in the Planning and Development Committee's report dated September 23, 1976, be deferred until that time;

FURTHER THAT, when this matter is dealt with this evening, Council first hear an explanation from the Area Planner."

Ms. D. Jan, Area Planner Oppenheimer Area, stated there are only a few differences between the planning staff's recommendations and the recommendations of the Oppenheimer Planning Committee and she felt that these could be resolved. The Planning staff requested Council approve the recommendations in the general form as presented to leave the options open for further consideration and discussion. The Planning staff agree that the administrative costs related to the N.I.P. program could be considered high and Ms. Jan asked Council to consider if there would be any possibility in granting additional funding for administrative costs, bearing in mind that this would set a precedent.

Council heard the following delegations on this Clause:

- Mr. B. Eriksen, President, Downtown Eastside Residents' Association, spoke to DERA's brief which was circulated to Council. In this brief, DERA set out its position on the Planning Committee's land use N.I.P. plans for the area. Some of the points made in the brief were - residents of the area should have protection from further industrial expansion in their area, therefore, wholesale and warehouse uses should not be encouraged; uses required by a public authority should be discouraged, as well as parking lots which would be of no benefit to the residents of the area; acquisition of the site at 616 East Cordova by the City for community use is important, one of the reasons being, it is the only large site available in the area. DERA is vigorously opposed to the administrative costs of the N.I.P. program being allocated from the area's N.I.P. funds.
- Rev. Art Griffin, Superintendent, First United Church, also spoke to the Church's brief which was circulated. The brief urged Council's acceptance of Plan Policy 1 with special reference to no housing loss.

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Oppenheimer Area Land Use & N.I.P.  
Concept Plan (Clause 3) (cont'd)

- Ms. Libby Davies, Chairman, Oppenheimer Planning Committee, circulated and read a brief from that Committee. The Planning Committee disagrees with the Planning Department's recommendation on Plan Policy 1 re existing industrial uses in the area and recommends that warehousing and wholesale operations be excluded. The brief stated that all uses required by a public authority should be discouraged in the area, as well as off-street surface parking. The Oppenheimer Planning Committee is in favour of the acquisition of 616 East Cordova for community use. The Committee objects strongly to the Planning Department's recommendations that \$58,000 be allocated from the area's N.I.P. funds for administrative costs.
- Mr. Ray Nye, owner of industrial property in the area, commented that by not recommending encouragement of industrial use in the area, operators of industrial premises were being discriminated against. He is in favour of Plan Policy 2 but opposes Plan Policy 3 as it recommends discouraging M-1 and M-2 zoning, which he feels should be retained as an out-right use as contained in the existing by-laws.
- Mr. R. Wm. Wilding, Architect for the Union Gospel Mission, stated his clients have been attempting to acquire from the Neighbourhood Services Association the site at 616 East Cordova. His clients wish to develop the site as a multi-use building to include residential facilities and facilities for youth and senior citizens. His clients are anxious to know if they can purchase this land and proceed with their plans. To this end, they are willing to co-operate with the Planning Department and the Area Planning Committee.
- Mr. C. Saimoto submitted a brief on behalf of the Japanese community which requested that Council give serious consideration to the Oppenheimer Area Planning Committee's report and recommendations. The brief was not in favour of the allocation of N.I.P. funds for administrative costs. The brief put forward the following possible alternatives:
  - (a) City of Vancouver assume the administrative costs in view of the fact that the neighbourhood in question requires much improvement.
  - (b) Shared on a 50-50 basis between the City of Vancouver and the various groups receiving N.I.P. funding. Each of the individual group's portion would be prorated based on the amount of funds received.
  - (c) As a last resort the administrative costs come out of N.I.P. funding with each recipient group assessed on a proportional basis.

MOVED by Ald. Kennedy,  
SECONDED by Ald. Sweeney,

THAT recommendation A of the Committee contained in this Clause be approved.

(amended)

MOVED by Ald. Marzari in amendment,

THAT Plan Policy 1 be amended by deleting all the words after 'Council' in the first paragraph.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Kennedy, Sweeney,  
Volrich and the Mayor opposed)

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Oppenheimer Area Land Use & N.I.P.  
Concept Plan (Clause 3) (cont'd)

MOVED by Ald. Marzari in amendment,  
SECONDED by Ald. Harcourt,  
THAT Plan Policy 3 be amended by adding the following as  
item (g):

"uses required by public authorities".

- LOST

(Aldermen Cowie, Kennedy, Sweeney and the Mayor opposed)

A tie vote having resulted, the motion was therefore put and  
LOST.

MOVED by Ald. Marzari in amendment,  
SECONDED by Ald. Harcourt,  
THAT Plan Policy 3 be amended by deleting from item (f) all  
the words after 'storage'.

- LOST

(Aldermen Cowie, Kennedy, Sweeney, Volrich and the  
Mayor opposed)

MOVED by Ald. Harcourt in amendment,  
SECONDED by Ald. Marzari,  
THAT the following be added to recommendation A of the  
Committee:

"except that the following statement in recommendation  
(5) of the Manager's report

'This budget of \$58,000 is included in the total  
Implementation Budget of \$589,300 and is cost  
shareable'

be referred back to the Standing Committee on Planning and  
Development for further consideration. This consideration  
to include source of funding should the Committee recom-  
mend that the City absorb all or part of these administrative  
costs."

- CARRIED

(Aldermen Kennedy, Sweeney and Volrich opposed)

The amendment having carried, the motion as amended and  
reading as follows was put and CARRIED UNANIMOUSLY:

"THAT recommendation A of the Committee contained in  
this Clause be approved; except that the following  
statement in recommendation (5) of the Manager's  
report

'This budget of \$58,000 is included in the total  
Implementation Budget of \$589,300 and is cost  
shareable'

be referred back to the Standing Committee on Planning  
and Development for further consideration. This  
consideration to include source of funding should the  
Committee recommend that the City absorb all or part  
of these administrative costs."

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)Oppenheimer Area Land Use & N.I.P.  
Concept Plan (Clause 3) (cont'd)

MOVED by Ald. Kennedy,

SECONDED by Ald. Sweeney,

THAT recommendation B of the Committee contained in this Clause be referred back to the Planning and Development Committee for further consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Marzari,

THAT Council approve in principle the basic amount allocated for community facilities and request the Neighbourhood Services Association to defer a decision on the sale of the property at 616 East Cordova for one month, and the matter be again considered by the Planning and Development Committee in the meantime.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

MOTIONS (cont'd)

Due to Alderman Rankin's absence, it was agreed to defer consideration of the following two motions to the next meeting of Council at which time Alderman Rankin will be present:

Bus Fare Increases

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

(Deferred)

Rental Accommodation for  
Families with Children

MOVED by Ald. Rankin,

THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request a Charter Amendment to allow enactment of the following:

cont'd....

Regular Council, September 28, 1976 . . . . . 22

MOTIONS (cont'd)

Rental Accommodation for  
Families with Children (cont'd)

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a By-law to implement this policy."

(Deferred)

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The Council adjourned at approximately 10:25 p.m.

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The foregoing are Minutes of the Regular Council Meeting of September 28, 1976, adopted on October 5, 1976.

A. Phillips  
MAYOR

B. N. Little  
CITY CLERK

Manager's Report, September 24, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Tender No. 58-76-7 - Supply of Ready-Mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on August 30, 1976 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 7% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

- (a) delivery by the supplier to job-sites (estimated 40%); and
- (b) pick-up by City trucks from the suppliers depot(s) (estimated 60%).

Provision is also made for the award of the picked-up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:-

A. READY-MIXED CONCRETE DELIVERED BY THE SUPPLIER TO JOB-SITES.

The low bid submitted by Kask Bros. Ready Mix Limited, at an estimated cost of \$275,000.

B. READY-MIXED CONCRETE PICKED-UP BY CITY TRUCKS FROM THE SUPPLIERS' DEPOT(S).

- Kask Bros. Ready-Mix Ltd.
- Ocean Construction Supplies Ltd.
- Lafarge Concrete Ltd.
- Econo Mix Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of \$350,000. "

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

CONSIDERATION:

2. I.C.B.C. Seat Belt Bumper Stickers

The City Engineer reports as follows:

"A request has been received from an advertising agency representing the Insurance Corporation of British Columbia. They ask for the City's assistance in the implementation of a program to encourage safe driving throughout the Province. The first phase of this program consists of a series of "attractive" bumper stickers advocating the use of seat belts. They seek the City's co-operation in the publicity associated with this program. Specifically, they are asking the City's support by having these bumper stickers displayed on our fleet of cars and trucks. Also they are asking that we encourage our employees to use these bumper stickers on their private vehicles. These stickers will be distributed on request at no cost to the City.

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (WORKS - 2)

Clause 2 Cont'd

There is a cost to the City which should be considered. The costs are relatively small and most of it is involved in the removal of the stickers when the campaign ends. This cost is estimated to be \$3,000 for the City fleet of 1,200 vehicles.

Because this program seems to be worthwhile and is in line with the City's own seat belt procedure, it is presented to City Council for consideration. The Comptroller of Budgets advises that, should this item be approved, funding is available from the Contingency Reserve Account."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 97



MANAGER'S REPORT, September 24, 1976 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Integration of Victorian Order of Nurses Service

Background:

The Minister of Health, Province of B.C. in a letter to City Council dated March 1, 1976 requested the City of Vancouver to participate in negotiations with the Provincial Health Department and Victorian Order of Nurses toward the integration of VON Home Care Services with those of the Vancouver City Health Department.

On April 27th City Council approved in principle such integration provided that all direct costs were underwritten by the Provincial Government. Direct costs were defined as salaries, fringe benefits, transportation costs, telephone costs, and supplies. City Council authorized negotiations with all parties with the understanding that a final detailed report be presented to Council for final authorization. The Medical Health Officer submits the following report for final Council approval.

The Medical Health Officer reports as follows:

The transfer of the Home Care function from the VON to the City of Vancouver has been negotiated according to the following terms. There has been an agreed plan developed to cover almost all details in accordance with the principle of recovery of all direct costs.

1. Date of Commencement: The function will transfer to the City of Vancouver on October 1, 1976 (the original target).
2. Staffing: The staff complement (and their work locations) required to maintain existing home care services are listed in appendix A. The Director of Personnel Services has submitted draft reports classifying these new positions to the Unions involved but as yet complete approval has not been obtained. The Director of Personnel Services sees no problem with starting these employees on October 1, 1976.
3. The Role of the Metropolitan Board of Health: The overall coordination of the program is to be under the authority of the Metropolitan Board of Health. The present Metropolitan Board of Health staff will be relocated to nearby premises at 1089 West Broadway and will no longer be occupying City of Vancouver Health Department space. In addition to program co-ordination the Metropolitan Board of Health office will provide:
  - a. in-service education
  - b. financial services as agent of the Province of B.C. (All bills for the City of Vancouver operation will be forwarded to the Metropolitan Board of Health offices for payment on a monthly basis.)
  - c. maintenance of a major equipment centre
  - d. preparation of forms
  - e. preparation of reports of services and costs from all four health department programs
  - f. professional consultations (senior rehabilitation therapist, nursing, etc.)

The foregoing functions and costs will therefore not become a City of Vancouver responsibility.

## MANAGER'S REPORT, September 24, 1976 . . . . . (SOCIAL - 2)

Clause No. 1 Continued

4. Renovations: The renovations necessary to permit the seven service teams to operate fully out of Health Department unit buildings are detailed in an attached report. (Appendix B) When final costs are known the City of Vancouver will bill the Metropolitan Board of Health. A sum of \$ 12,348.00 will enable the Construction and Maintenance Division to carry out this work.
5. Furnishings & Equipment: The details of furnishings required are also outlined in Appendix B. There are three sources:
- i. existing VON-owned furniture and equipment - this will be purchased by the Province of B.C. and will be given to the City of Vancouver.
  - ii. some furniture such as office desks and chairs have been loaned from City surplus pending determination of the actual needs of the program. Furniture requirements, when known, will be acquired with the approval of the Provincial Government, with that government being responsible for paying the costs of such furniture.
  - iii. some new furniture and typewriters may be purchased or rented immediately by the Metropolitan Board of Health.
6. Telephones: Installation costs and identifiable monthly rental charges will be included in billings to the Metropolitan Board of Health. There will be no cost to the City of Vancouver.
7. Accounting: A new budget division will be developed to cover all the above program items. There will be a "recovery" account in this budget division so the account will be internally balanced. Monthly billings of program costs will be submitted to the Metropolitan Board of Health.

The Budget is as follows:

	<u>October-Dec. 1976</u>	<u>Jan.-March 1977</u>
Salaries	291,165.00	314,445.00
Overtime	29,116.00	31,444.00
Temporary Help	29,116.00	31,444.00
Employee Fringe Benefits	33,484.00	36,160.00
Program Supplies and Services	10,000.00	10,000.00
Auto Allowance	21,000.00	23,000.00
Stationery, Office Supplies & Printing	2,775.00	2,775.00
Educational Materials & Services	1,000.00	1,000.00
Telephones (including installation costs)	1,100.00	750.00
Renovations	12,348.00	NIL
Recovery Metropolitan Board	431,104.00	451,018.00

RECOMMENDATIONS

Your Medical Health Officer recommends:

- A. That the sum of \$431,104.00 be funded for the period October 1, 1976 to December 31, 1976 and the amount of \$451,018.00 be approved for the period January 1, 1977 to March 31, 1977, in advance of the 1977 Budget.

Continued on Page 3. . . . .

MANAGER'S REPORT, September 24, 1976 . . . . . (SOCIAL - 3)

Clause No. 1 Continued

- B. That 52.5 nursing positions, 11 rehabilitation therapist positions and 10 clerical positions and .5 Driver position be hired by the Health Department effective October 1, 1976 subject to classification by the Director of Personnel Services.

There will be no additional cost to the City as a result of the direct costs incurred in this program, in that all direct costs for this program are recoverable from the Provincial Government through the Metropolitan Board of Health.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved, and that the following recommendation of the Acting Comptroller of Budgets also be included in this report:

"It is the recommendation of the Acting Comptroller of Budgets that this report include a recommendation that if the program is accepted, the Provincial Government be advised that implicit in the City's acceptance of the responsibility for the program, is the Provincial responsibility for paying indirect costs equal to 10% of the actual monthly direct costs".

The letter dated September 20, 1976 from the Office of the Provincial Minister of Health includes as a Provincial cost responsibility an item 'other administrative costs as negotiated'. These are interpreted to mean indirect costs incurred by the City (Appendix C attached).

FOR COUNCIL ACTION SEE PAGE(S) 97

A-4

Manager's Report, September 24, 1976 . . . . . (BUILDING - 1)

# BUILDING & PLANNING MATTERS

## RECOMMENDATION

1. Rezoning Application - 2617 East Broadway  
Lot A, Block 22, N½ Section 34, T.H.S.L.  
(Plan 3385)

The Director of Planning reports as follows:

"An application has been received from R.K. Baker requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Using the existing building for offices in connection with the operation of Western Inventory Service. The business of Western Inventory Service consists of taking stock and counting inventories and does not generate any vehicle or pedestrian traffic to or from the office other than that created by the employees themselves. The number of employees varies from time to time but never exceeds 20. Employee parking is in the neighbourhood of 12 vehicles which can be accommodated on existing parking space.'

## SITE DESCRIPTION

The site is located on the Northeast corner of Broadway and Penticton Street. It is rectangular in shape measuring 132 feet along Broadway and 125.94 feet along Penticton Street for a total site area of 16,524 square feet. (See Appendix A).

The lands to the North and the West of the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings. The land to the South is the site of Vancouver Technical High School. The land to the East is zoned (CD-1) Comprehensive Development District and is developed with a highrise apartment building and the Broadway Pentecostal Tabernacle. The vacant building on the site was previously a Y.M.C.A.

## NEIGHBOURHOOD SURVEY

On July 27, 1976 the Planning Department received a letter from the applicant to which were attached copies of the questionnaires which had been given to adjacent residents. The results of the survey of the neighbourhood were summarized in his letter as follows:

'You will observe that of 34 homes personally canvassed, 22 said they had no objection, one had reservations about street parking, one suggested it should be converted into a coffee house and one indicated she would have preferred that it be turned into a community centre, but in answer to the question "Do you object to the rezoning?", answered "No". The occupants of 10 houses could not be contacted.

The consensus of opinion among those persons living in the neighbourhood was not against the rezoning.'  
(See Appendix B for the letter).

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (BUILDING - 2)

Clause #1 continued:

#### ANALYSIS

The Planning Department cannot support the application to rezone to (C-2) Commercial District as it would encourage further expansion of the Commercial zoning in a strip fashion East of Nanaimo Street. The area is currently developed with the Church senior citizen complex to the East, the Vancouver Technical High School and adjacent Industrial area to the South. The appropriate uses for the site are institutional or residential. Rezoning to (C-2) Commercial District would allow the possibility of redevelopment of a building of 40 feet at a floor space ratio of 3.0 which could have an impact on the area.

The Vancouver City Planning Commission in its meeting of September 1, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

#### 2. Rezoning Application - 4870 Oak Street Lot 4, Block 816, D.L. 526, Plan 6963

The Director of Planning reports as follows:

"An application has been received from S. and M. Halperin requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'building a duplex.'

#### SITE DESCRIPTION

The site is located on the East side of Oak Street in the block between West 32nd Avenue and West 33rd Avenue. It is one lot which measures 57 feet along Oak Street and 120 feet in depth for a total site area of 6,840 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District as is the surrounding area. At present the lot is developed with a one-storey single family dwelling with a basement which is typical for the area.

The Red Cross building and Shaughnessy Hospital are located to the North of the block in which the subject site is situated. Eric Hamber High School is located to the South of this block on the Southeast corner of West 33rd Avenue and Oak Street.

#### PROPOSED DEVELOPMENT

The applicants submitted a set of drawings with their application which were stamped 'Received, City Planning Department, July 13, 1976'. The drawings, prepared by the Building Centre Plan Service, indicate a two-storey side-by-side duplex. The floor plans of the two units are symmetrical around a central party wall. Each unit contains three bedrooms. The total finished floor area is 1,262.5 square feet.

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (BUILDING - 3)

Clause #2 continued:

BACKGROUND

In a letter dated November 27, 1975 the applicants requested that the Planning Department consider supporting an application to rezone the subject lot to permit construction of a duplex. The Planning Department informed the applicants, in a letter dated December 17, 1975, that such an application would not receive the support of the Planning Department 'as the rezoning of the site would permit a duplex dwelling in an area that is predominantly developed with one-family dwellings.'

ANALYSIS

The Planning Department cannot support the proposed rezoning as it would be a spot rezoning and would permit development of a higher density dwelling in an area which is zoned and developed as an (RS-1) One-Family Dwelling District.

The Vancouver City Planning Commission at its meeting of September 1, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Keylock Truck Fuelling Stations

On August 31, 1976, City Council considered a Development Permit Application from Gulf Oil Canada to erect a fuelling keylock installation at 8385 St. George Street and subsequently passed the following motions:

" THAT the development permit for the keylock truck fuelling station at 8385 St. George Street be approved, in respect of diesel fuel only and that an attendant be on duty throughout the operation of the fuelling station. "

" THAT the City Manager report on the keylock-type fuelling station at Terminal and Main Street and if a license has not yet been granted, such license be withheld until consideration of the matter by Council. "

The following report has been received from the Director of Permits and Licenses and the Director of Planning:

" Development Permit No. 72354 was issued on February 16, 1976, for the property at Terminal and Main thereby permitting the construction of a 10' x 50' equipment room and the relocation of an existing office and construction of a truck wash on this site and the use of a portion of the site for truck parking, all for a limited period of time, expiring February 28th, 1983. Condition #3 of the Development Permit states 'The permitted use will be limited to washing and cleaning of trucks and trailers, fuelling and short-term parking.'

Business License No. 27041 for Private Pumps has been issued to Fleet Enterprises Ltd. which permits them to supply gasoline, diesel or other motor fuel to their own vehicles only. This license does not cover the operation of a keylock type fuelling station which is being carried on for the dispensing of gasoline and diesel fuel to key holding customers. It is presumed that when application was made for the license, the applicant felt that since they would only be selling motor fuel to the customers under contract and not to the general public, a Private Pump license was required. At this time the implications of a keylock operation was not known. Gulf Oil advise that to obtain a key a customer must meet all of the following criteria.

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (BUILDING - 4)

Clause #3 continued:

1. consume a minimum of 6,000 gallons of fuel per year. (This contrasts to an average of 500 gallons per year used by private automobiles.)
2. be a bona fide commercial account (i.e. fall within the definition of the Industrial class of trade.)
3. the vehicle (s) to be fueled are to be commercial vehicles (trucks) only. No automobiles are allowed.

The Provincial Fire Marshal has established guide lines for keylock installations and include the following conditions:

- (1) All Key holders must have a valid contract with the Oil Company.
- (2) Only Commercial, Industrial, Governmental, or Manufacturing Establishments can be key holders.
- (3) The Key-Lock Operation is a self-serve by the Key Holder Only.

The City Fire Chief advises that the installation at Terminal and Main is fitted with the necessary equipment to meet the regulations and if it is operated within the Fire Marshal's guidelines he has no objections to the facility.

The operator of this keylock station intends to have an attendant on duty 24 hours per day, seven days a week. The attendant will not be involved in the actual refuelling of trucks.

It has also been brought to our attention that the former conventional service station at 1810 Powell Street was converted to a keylock type installation in May 1975. There is one diesel and one gasoline pump which together with access area, are leased from the owner by Texaco Canada Ltd.. The owner of the property, Bill's Taxi Meter Sales and Service Ltd. operates a licensed auto repair and taxi meter repair shop on the premises and the business license also includes a conventional service station. There is no license to operate a Keylock station. No permits were required to convert to a keylock station and the change took place prior to the License Bylaw being amended to regulate self serve stations. There is an attendant at this location only from 7:00 A.M. to 6:00 P.M..

The Director of Legal Services advise that there is some question as to whether a Keylock station comes under the classification of a self serve station since the general public does not have access, all users must be under contract, sale is restricted for use in commercial type vehicles and the fuel may be selling at wholesale rather than retail prices.

It is felt that a keylock fuelling station is not a self serve or conventional gasoline station because a keylock station is in effect selling fuel on a wholesale and not retail basis. Therefore, if Council wish to restrict the number of keylock fuelling stations permitted in the City and regulate their operation, then a new category should be created in the License Bylaw to recognize this new method of marketing fuel to commercial customers.

RECOMMENDED that the Director of Legal Services in conjunction with the Director of Permits and Licenses be instructed to bring forward recommended amendments to the License Bylaw to govern Keylock Fuelling Stations. "

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses and the Director of Planning be approved.

Manager's Report, September 24, 1976 . . . . . (BUILDING - 5)

4. Hardship Application - 1415 East 20th Avenue

Mr. M. Samin has requested that reconsideration be given to a refused Hardship Application for the retention of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

"The records show that Permits were obtained for the erection of a one family dwelling in 1971, and a second Building Permit was issued in 1974 to alter the basement to provide a recreation room and a three-piece bathroom.

Reinspection of the building in May of 1976, found, however, that the basement now contained a separate housekeeping unit. After notification to restore the use of this building back to a one family dwelling, the owner made an application for consideration under the Hardship Policy. The Hardship Committee, after reviewing the application, found that the applicant was married with no dependents, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of \$1,500 per month. The Committee further noted that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. M. SAMIN (See attached letter).

CONSIDERATION

5. 2850 West 1st Avenue - Development Permit  
Application #74120 - Zone: (RT-2) Two-Family  
Dwelling District

The Director of Planning reports as follows:

"Development Permit Application #74120 has been filed by MARSHA ENOMOTO, Clinic Director, on behalf of the Greater Vancouver Mental Health Service, to alter and use the main floor and basement of the existing building as group therapy rehabilitation offices and retain the living accommodations on the second floor and attic to be used as single family residence for owner of property.

This site is situated on the south side of West 1st Avenue between MacDonald and Bayswater adjacent to Tatlow Park. A Development Permit (#20942) was issued in June 1961 permitting the use of the existing building as a boarding house for aged persons.

The applicant submitted a letter dated May 20, 1976, describing the type of operation which they will be performing. She states:

'I am writing to detail the use that the Kitsilano Community Care Team would make of the house situated at 2850 West 1st Avenue, which we wish to use as a mental health clinic, providing professional rehabilitation, individual and group therapy for mentally ill patients residing in Kitsilano.

Cont'd . . .



Manager's Report, September 24, 1976 . . . . . (BUILDING - 6)

Clause #5 continued:

The house would provide therapy rooms, medical rooms and office space for a staff of 2 psychiatrists (working part time), 10 therapists, and 2 secretaries. We are open between 9.00 a.m. and 5.00 p.m. Monday through Friday, inclusive and we see a few clients after hours from 6.00 p.m. to 9.00 p.m.

Most staff spend part of their working day outside of the working clinic, serving approximately 50 boarding or rooming houses in Kitsilano where our patients reside. We also work visiting other mental health and general community agencies, and are involved with programs in schools, local neighbourhoods and community centres, parks, recreation areas, manpower offices. Our main groups and occupational therapy occur outside of the clinic.

In the past the Kitsilano Community Care Team has been located in a store front location. Our experience has shown that a house is a more suitable place for this treatment than a store front office. In dealing with very disturbed people, we have found that a home like atmosphere, the privacy of being away from a busy street and the informality of staff and patient mingling together enhances the results of treatment. Many studies have indicated that institutions - big, formal office settings - have an adverse effect on patients thus inhibiting the effect of treatment. In the field of Community Mental Health, the trend has been to move into a smaller informal setting. The house is bordered on two sides by park and is close to the beach. This would also help to meet our clients' needs. Since our present facilities are inadequate, I hope we will be able to move to this new facility.'

The applicants have advised verbally that patients would not live in the premises.

101 neighbouring property owners were notified by the Planning Department, of which 70 were notified by occupant letter and 31 by personal letter. 14 letters of objection and 2 letters stating no objection were received; the remaining did not reply. Most of the objections expressed concern for personal safety and off-street parking.

The Director of Planning considered this application on July 6, 1976 and deferred decision to give the Greater Vancouver Mental Health Service an opportunity to meet with the objecting neighbours. After this meeting, 10 of the 14 objectors withdrew their objections.

Two additional Petitions were received July 30, 1976, one bearing the signatures of 76 property owners and tenants objecting to the proposed use, and the second containing 14 signatures stating that they had no objections (copies on file in City Clerk's Office).

The Social Planning Department have recommended approval of this proposed use (Appendix A).

The proposed use would require 6 off-street parking spaces whereas the existing use (personal care) requires 7 spaces. One off-street parking space is proposed.

The Director of Planning on August 9, 1976, after receiving advice from the Development Permit Staff Committee, was prepared to approve the application, but in view of the large number of objections received, he felt that the matter should first be reported to Council for their consideration and guidance."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUESTS: STAFF OF KITSILANO COMMUNITY CARE TEAM AND KITSILANO COMMUNITY FORUM.

RECOMMENDATION

6. 1135-1155 West 7th Avenue - Development Permit Application #72133 (Site Size: 150' x 120')

The Director of Planning reports as follows:

"Development Permit Application #72133 has been filed by Rhone & Iredale, Architects, for Creek View Terrace, to construct a townhouse development containing 19 dwelling units and to retain the existing building, 1145 West 7th Avenue, for retail/office use, on this site located on Fairview Slopes at the north side of 7th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, set-backs and height. (For detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule
  - (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height, this Plan states "The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades of all street frontages."

The development would comply with the guidelines.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a townhouse development containing 19 dwelling units and the retention of the existing

Clause #6 continued:

building, 1145 West 7th Avenue, for office/retail use, on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
  - a) Provision of lane access into the underground parking garage to be first approved by the Director of Planning, the City Engineer and the Director of Legal Services.
  - b) Provision and location of garbage storage and pick up area to be made to the satisfaction of the Director of Planning, after consultation with the City Engineer and the Medical Health Officer.
  - c) Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.
  - d) Any non-standard treatment of the City street to be first approved by the City Engineer.
  - e) The northerly 10' of site (lots 14, 15 and 16) to be first dedicated to the City for lane purposes and any necessary arrangements to be first entered into with the City for use of this portion of the site so dedicated.
  - f) Revised drawings to be submitted to the satisfaction of the Director of Planning clearly indicating the following:
    1. Deletion of recesses on east end elevations.
    2. Minimum overhead clearance height to be 7 ft.
    3. Floor level of all habitable rooms to be not more than 12" below finished grade of adjacent ground.
    4. The relationship between the proposed elevation at all entrances and the City Building grades.
    5. Crawl space area to be not more than 4 ft. in ceiling height.
    6. The location of the existing building, 1125 West 7th Avenue, in relation to the proposed development.
2. All 25 off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. All approved landscaping and treatment of the open portions of the site, other than the off-street parking area referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, September 24, 1976 . . . . . (BUILDING - 9)

7. Rezoning Application - S.E. Corner of  
West 33rd Avenue and MacKenzie Street

The Director of Planning reports as follows:

"An application has been received from Mr. Doug Derish of the Canada Permanent Trust Company requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

'The Westerly half is presently zoned as a (C-1) Commercial District and the Easterly half is presently zoned as an (RS-1) One-family Dwelling District. We are making application to rezone the residentially zoned portion of the lot to (C-1) Commercial District.'

Attached as Appendix A is a copy of Mr. Smith's letter of February 24 1976 to the Planning Department and the Planning Department's reply dated April 23, 1976.

SITE DESCRIPTION

The site is located on the S.E. Corner of West 33rd Avenue and Mackenzie Street. The lot has a frontage of 81 feet on West 33rd Avenue and a depth of 130 feet for a total site area of 10,530 square feet. (See Appendix B). The Westerly 33 feet of the lot is zoned (C-1) Commercial District and the Easterly 48 feet of the lot is zoned (RS-1) One-Family Dwelling District. The lot is developed with a gasoline service station and a one storey building containing two retail stores and one restaurant.

The other three corners are also zoned (C-1) Commercial District and are developed with a gasoline service station, retail stores and some dwelling units above. The lands surrounding the (C-1) Commercial District at the intersection of West 33rd and MacKenzie are zoned and developed as an (RS-1) One Family Dwelling District.

The other three corners all have three lots developed commercially but one 33 foot lot at each corner is zoned (RS-1) One Family Dwelling District as follows:

- (a) S.W. Corner - Lots 16-18, Block 47, D.L. 2027  
Lot 16 (33'x130') is zoned RS-1
- (b) N.W. Corner - Lots 70-72, Block 50, D.L. 2027  
Lot 70 (33'x130') is zoned RS-1
- (c) N.E. Corner - Lots 91-93, Block 49, D.L. 2027  
Lot 93 (33'x130') is zoned RS-1

At the N.E. corner there is a dwelling behind the commercial development at the rear of lots 92 & 93. See Appendix C for approximate location of buildings and existing zoning.

ANALYSIS

The Director of Planning supports the application to rezone the westerly 48 feet from (RS-1) One Family Dwelling District to (C-1) Commercial District as it eliminates the non-conforming aspects of commercial development on residentially zoned land and encourages up-grading or redevelopment of the property in a viable local commercial area. The closest commercial areas to West 33rd and MacKenzie commercial area are located approximately 10 blocks to West 41st and Dunbar (zoned C-2), 6 blocks to West 30th and Dunbar (zoned C-2) 6 blocks to West 41st and Carnarvan (zoned C-1) and 8 blocks to West 41st and Larch (zoned C-2).

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (BUILDING - 10)

Clause #7 continued:

The Director of Planning further supports the rezoning of those lots on the other three corners which are zoned (RS-1) One Family Dwelling District but are developed commercially.

The Vancouver City Planning Commission at its meeting of August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone the easterly 48 feet of Lot 1, Block 48, D.L. 2027 to (C-1) Commercial District be approved.

That the Director of Planning be instructed to make application to rezone Lot 16, Block 47, D.L. 2027; Lot 70, Block 50 D.L. 2027, and Lot 93, Block 49 D.L. 2027 from (RS-1) One Family Dwelling District to (C-1) Commercial District.

Further that the whole matter be referred direct to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 97-99

A-7

Manager's Report, September 24, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERSINFORMATION1. Central and Oliver Hotels

The Director of Finance reports as follows:

"The purpose of this report is to clarify the capital cost information for the Central, Oliver and Ferry Hotels. As can be seen in Table 1 the City of Vancouver has so far granted \$238,495 toward the rehabilitation of these structures. This is far less than any other levels of government.

Table 1Capital Financing Central, Oliver & Ferry Hotels

	<u>Hotel Rehabilitation</u>	<u>Multi-Use Centre</u>	<u>Total</u>
<u>Federal Government</u>			
10% Grant	\$ 128,611	\$ -	\$ 128,611
Rehabilitation Grant	85,000	-	85,000
Repayable Loan at 7 5/8%	778,341	140,966	919,307
Extra Costs as a result of default by UHF - added to repayable loan	-	38,216	<u>38,216</u>
Sub Total			\$1,171,134
<u>Provincial Government</u>			
Grant for furnishing		Not Known	
Grant for rehabilitation		360,480 *	<u>360,480</u>
Sub Total			360,480
<u>City of Vancouver</u>			
Grant for rehabilitation	200,000	29,520 *	229,520
Grant of interest on an interim loan	<u>                    </u>	<u>8,975</u>	<u>8,975</u>
Sub Total			\$ <u>238,495</u>
TOTAL	\$1,191,952	\$578,157	\$1,770,109

\*Originally \$390,000 was granted as a loan to UHF with \$174,200 coming from the City of Vancouver. This loan was to be repaid from the rent of the Multi-Use Centre which was leased to the City and the Province. An agreement has been made whereby this \$390,000 will be discharged as shown in the table.

The City has an interest in the continuation of the Multi-Use Centre which it has established in partnership with the Provincial Government. There is also a desire to see the rental accommodation remain available to low income persons. However, it is at the Federal and Provincial levels where power to allocate funds and decide the fate of this project really lies.

Cont'd . . .

Clause #1 continued:

There seem to be two alternatives which, with Federal/Provincial funding, would retain this use:

- a) Funding under Section 40 of the National Housing Act where a Federal-Provincial partnership would own and manage the building as public housing. Under this section there is normally some municipal level sharing of operating losses (through the Regional District).
- b) Funding under Section 15 of the N.H.A. with the City of Vancouver, Housing Corporation assuming the current UHF mortgage (\$957,523). This would not seem to be feasible unless Section 44.(1)(b) operating subsidies were approved for the project.

Discussion of these alternatives with the Federal and Provincial Governments have been initiated and progress will be reported to Council on a continuing basis."

The City Manager submits the foregoing report of the Director of Finance for Council INFORMATION.

RECOMMENDATION

2. Disposal of U.N. Habitat Flags and Banners

On July 26, 1976, the Special Committee of Council re U.N. Conference resolved:

"That the Director of Finance and the Director of Social Planning consider and report back to Council on appropriate procedures for the disposal of the U.N. Habitat Flags and Banners, and that the Artists' Gallery, 555 Hamilton Street, be considered as the agency for distribution on a commission basis."

The officials report as follows:

"The normal procedure for disposing of flags and banners is to offer a selection to the City Archives and Centennial Museum and a price is set on the remainder for direct sale to the public.

The sale is held in conjunction with a City Auction. The Auctioneer is not, however, interested in auctioning them off in the small quantities the public wish to buy, and he believes that if he auctioned them in lots of ten or more, the return would be less than we are receiving from our present method.

Interest shown by the public, the condition of the articles, and the quantities available all help to determine the selling price. We have received over 60 inquiries to date, and the interest has centred almost exclusively around the flags and Seagull banners. If the normal selling procedures were followed the selling prices, based on the information we have to date, would be:-

Habitat Flags and Seagull Banners -	\$5.00 each
Other Banners -	\$2.00 each

The Artists' Gallery has facilities to display the flags and banners, and Gallery personnel have the art expertise to promote the sale, so they should be able to obtain prices which would enable them to pay the City its normal selling price, and still realize a worthwhile profit for the Gallery. This would help the Gallery, at no cost to the City, so we are recommending that all flags and banners left, after donations authorized by City Council are satisfied, be turned over to the Artists' Gallery for sale on a consignment basis.

Clause #2 continued:DONATIONS

- (a) In order to preserve some of the flags and banners for posterity, representative groupings should be donated to certain educational or historical organizations, such as the City Archives, the Canadian Habitat Secretariat, the Centennial Museum and the Centre for Human Settlements (when it becomes established at U.B.C., and a few groupings should be held in reserve in the event that other deserving organizations come to Council's attention in the future).

As a representative grouping, we would suggest two flags of each of the two colour combinations, and two colour combinations of each of the seven banner designs for a total of 4 flags and 14 banners. (A grouping which contains all colour combinations would be too large because there is a total of 45 different colour combinations).

- (b) One of the suggestions of the Committee was that flags be distributed to 125 Elementary and Secondary Schools for use in social studies discussion of world affairs. We believe that distribution to individual schools would consume too much of the available supply, but Council may wish to consider donating a representative grouping, as described in (a) above, to the School Board, and the School Board could loan them to individual schools, as it saw fit.
- (c) A request was also received from the Chairman of the 1977 International Camp, B.C. Council of Girl Guides Association of Canada, requesting a donation of a number of Habitat Banners and Flags for display and swap at an international camp to be hosted by Girl Guides of Canada, at Nova Scotia in July 1977. There will be between 150 and 170 Girl Guides from B.C. attending this event, so, again, we consider the quantity too large if each girl was to be given a banner for swap purposes. If, however, Council wishes to donate to this event, we would suggest that they be given two Habitat flags for display purposes, and they be offered banners left over from prior years for swap purposes, but they not be given any Habitat banners. (The demand for last year's banners was very low and approximately 200 remain unsold, and, a substantial number of banners from previous years, which were held in reserve by the Electrical Division, have been turned over to the Purchasing Division for disposal, so there are plenty older banners for such purposes).

RECOMMENDATIONS(a) Donations

1. Donate one representative grouping consisting of 4 Habitat flags and 14 Habitat banners, to each of the following organizations:-
  - (i) City Archives
  - (ii) Centennial Museum
  - (iii) Canadian Habitat Secretariat
  - (iv) U.B.C. Centre for Human Settlement (when it becomes established).
  - (v) Vancouver School Board
2. Donate two Habitat flags and approximately 150 old banners from past years to the B.C. Council of Girl Guides Association of Canada.

(b) Reserve

Hold 3 representative grouping of Habitat flags and banners in reserve, in Surplus Stores, in the event that Council has a use for them in the future.

(c) Sales

1. Consign all remaining Habitat flags and banners to the Artists' Gallery on the understanding that, after sales are made, they pay the City \$5.00 for each Habitat flag and Seagull banner sold, and \$2.00 each for other Habitat banners sold.
2. Authorize the Purchasing Agent to arrange sales, through the Artists' Gallery, of any other surplus items which, in his opinion, can most effectively be sold through their facilities. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Director of Social Planning be approved.



### 3. Tenders for Police Annex

The Director of Permits and Licenses reports as follows:

"On December 2, 1975 Council approved the following recommendation:

'THAT Council approve the construction of the annex building for the Police Station at 312 Main Street but that the Architect, in consultation with the Users' Committee find means to keep the total cost to a maximum of \$3,127,000.'

Subsequently, on June 15, 1976 Council approved the following recommendation:

'THAT tenders for construction of the annex to the Public Safety Building be invited by public tender, the contract be for a stipulated sum with provision for the work of excavating rubble and old foundations to be carried out on the basis of cost plus ten percent.'

Tenders were requested on a firm stipulated sum basis with the exception of work relating to the excavation sub-trade, because of the uncertainty of the underground work involved. The conditions of the tender require the contractor to carry out the excavation and its related work on a cost plus fixed fee basis. The bidders were required to submit an estimate of the labour, material and equipment rental costs for the excavation work in order to establish a fixed fee to be included in the tender amount and to determine the probable excavation cost. The average of the estimated excavation costs as submitted by the bidders is \$222,600 which has been used to assemble the total project cost as detailed later in the report. The bidders were advised that the award would be on the basis of the stipulated sum plus the excavation fixed fee.

The following contractors submitted tenders, and the related amounts shown are the totals of the stipulated sum and excavation fixed fee:

Smith Bros. & Wilson Ltd.	\$2,433,342
Prosegger Construction Ltd.	2,440,000
H. Haebler Co. Ltd.	2,495,000
Dillingham Corporation Canada Ltd.	2,498,000
Van Construction, Division of	
Van Vliet Construction Co. Ltd.	2,498,875
Graham Construction Ltd.	2,614,000
Dawson Hall Ltd.	2,624,594
Can Construction Co. Ltd.	2,751,000

Every tender was accompanied by a bid bond for the required value of \$125,000, except that of Prosegger Construction Ltd., who submitted a certified cheque in that amount. The tenders were examined and found to be in order. The low tender is that of Smith Bros. & Wilson Ltd. for \$2,433,342.

On the basis of the low tender the total cost of the building project, excluding furnishings, is estimated to be \$2,982,642 as follows:

Demolition of existing building & fences	\$ 1,000
Building contract, fixed amounts	2,433,342
Estimated excavation cost	222,600
Architects' & Consultants' fees	216,000
Soils investigation	8,000
Relocation of utilities	25,000
Street planting	2,500
Preparing alternative parking site	15,000
Replace curb	1,500
Clerk of Works salary & auto allowance	18,000
Permits, legal notices & misc. expense	8,000
Telephone installation charges	1,700
Contingencies	30,000
	<u>\$2,982,642</u>

Cont'd . . .

Manager's Report, September 24, 1976 . . . . . (FINANCE - 5)

Clause #3 continued:

The item of \$15,000 for preparing an alternative parking site provides for improvements requested by the Police Department on the newly acquired site at Cordova and Columbia Streets that will be used for parking police vehicles during construction of the annex. These include installation of a control office with telephone and sanitary facilities, security fencing and gates, patching the pavement, installing timber curbs and traffic painting.

The Director of Finance advises that funds amounting to \$3,127,000 have been provided for the Police Annex Building in the current Capital Budget. The balance of the funding of \$144,380 is left unallocated at this time, reserved for furnishings and final completion of the project, and will be subject of a report to Council at a later date.

It is recommended that Council:

1. Accept the low tender of \$2,433,342 submitted by Smith Bros. & Wilson Limited, and award them the contract, including excavation work.
2. Approve the return of Bid Bonds and cheque to the unsuccessful bidders.
3. Approve the appropriations totalling \$2,982,642 for the purposes set forth in the foregoing estimates from funds previously approved by City Council."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 99 & 100

Manager's Report, September 24, 1976 . . . . . PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Classification Review, One Position, City Planning Dept.

The Director of Personnel Services reports as follows:

"At its meeting of July 8, 1975, Council approved the recommendations contained in a Manager's report entitled 'City Planning Department - Organization'. The report recommended that the position of Deputy Director of Planning be abolished and that the Deputy's former responsibilities be re-assigned to the following senior positions:

- Associate Director - Area Planning (Pay Grade 38)
- Associate Director - Overall Planning (Pay Grade 38)
- Assistant Director - Civic Development (Pay Grade 36)
- Assistant Director - Community Planning and Housing (Pay Grade 36)
- Zoning Planner (Pay Grade 35)

The report further recommended that the Director of Personnel Services undertake a classification review of these positions. The full review has not yet been finalized due in part to the unfortunate illness of the Zoning Planner, and the fact that the position of Associate Director - Overall Planning has been vacant since December, 1975. However, I do not wish to delay any further my report on one of the positions, since the incumbent has been delegated markedly additional responsibilities, and has been performing these duties since the inception of the new organization.

The position in question is that of Assistant Director - Civic Development, occupied by D.M. Hickley. The incumbent now performs varied and difficult administrative and professional work assisting the Director of Planning in directing the Central Area Planning Program. The duties and responsibilities have increased considerably since 1972 at which time the position was mainly responsible for False Creek planning. Mr. Hickley is now responsible for planning the Downtown and West End Areas, for Historic Areas in the City and for a review of the Development Permit Process in the Central Area. (Attached for information are Organization Charts for 1973 and 1976.)

This responsibility for supervising the Central Area Division equates in difficulty and complexity to the two positions of Associate Director and it is therefore, recommended that the position occupied by Mr. Hickley be reclassified to that level, effective July 16, 1975. This matter is being referred to Council since the creation of a third Associate Director position is a departure from the organizational structure originally approved in 1975.

The estimated recurring annual cost of this proposal, calculated at the top step of the 1976 salary ranges and including fringe benefits is \$3091. The Acting Comptroller of Budgets advises that funds for the additional cost for 1975 and 1976 of \$2166 are available in the 1976 departmental budget.

In summary, I recommend that the position occupied by D. M. Hickley be reclassified from 'Assistant Director - Civic Development' (Pay Grade 36) to 'Associate Director - Central Area Planning' (Pay Grade 38) effective July 16, 1975, at an additional cost for 1975-1976 of \$2166. "

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

Cont'd.....

Manager's Report, September 24, 1976 . . . . . (PERSONNEL - 2)

2. Extension of time for Temporary Additional Electrical  
Inspector for Fire Alarm and Emergency Lighting Inspection

The Director of Permits and Licenses reports as follows:

"By Resolutions of Council, dated July 31, 1973, and September 10, 1974, this Department was authorized to employ an additional electrical inspector for the purpose of carrying out inspections of Fire Alarm Systems in existing buildings. These increased inspections resulted from changes in the Fire By-law which authorized the Fire Chief to order a Fire Alarm System installed in any building where in the opinion of the Fire Chief such a system was necessary for the safety of the occupants.

There are approximately 5,000 premises in the City that are affected by the By-law change to require the installation of a Fire Alarm System or the upgrading of the existing system. The Chief Fire Warden advises that he has issued orders to approximately 30% of the existing premises requiring Fire Alarm installations, and a concerted effort is now being undertaken to issue the balance of the Fire Alarm orders.

In November, 1974, the Fire By-law was further amended to require the installation of emergency lighting in buildings of more than three storeys in height or exceeding 6,000 sq. ft. in ground floor area. There are an additional 6,000 buildings affected by this amendment.

Our records indicate that there are 625 completed Fire Alarm installations and 125 emergency lighting installations, thus a considerable amount of electrical inspection work remains outstanding. Fire Alarm installations require approximately 4 - 5 inspections to finalize. This is caused by incompatibility of system devices, incomplete installations in accordance with Fire Warden's instructions, material shortages, testing of devices, and additional electrical work. Enforcement of emergency lighting installations commenced early in 1975. Inspections of emergency lighting installations has been assigned to the temporary Electrical Inspector due to the specialized nature of the inspections.

The annual cost of this inspector's salary and fringe benefits are fully recoverable from the overall Electrical permit fees although it is apparent that the fees for many individual Fire Alarm Installations are not sufficient to cover such costs. Permit fees for Fire Alarm Systems and Emergency Lighting Installations are, therefore, being reviewed in an effort to charge a fee more realistic to the Inspector's time.

The temporary electrical inspector (I) was added to the Electrical Inspection Branch on September 9, 1973, for a period of one year which was subsequently renewed for a further period of two years. From the above information it is apparent that there is far in excess of two (2) years workload remaining for this electrical inspector.

I, therefore, request that the temporary electrical inspector be extended for two (2) additional years to enable the Fire Alarm Inspection and the Emergency Lighting Inspection program to continue.

Cont'd.....

Manager's Report, September 24, 1976 . . . . . (PERSONNEL - 3)

Clause #2 Continued

The cost of the salary and fringe benefits for this temporary electrical inspector for the balance of 1976 are included in our appropriation 6705/94, and if this position is extended into 1977 and 1978, such funds for salary and fringe benefits can be provided through normal budget practices. No additional funds for furniture and equipment are required.

The Director of Permits and Licenses recommends that the present temporary Electrical Inspector position be continued for a further period of two (2) years, expiring on September 9, 1978, subject to review and report as to a further extension of time or termination prior to the expiry of the period."

The City Manager RECOMMENDS that the above position be extended for a period of 12 months and that the Director of Permits & Licenses report back in July, 1977 on the Fire By-law related activities of the position.

FOR COUNCIL ACTION SEE PAGE(S) 100

Manager's Report, September 24, 1976 . . . . (PROPERTIES - 1)

PROPERTY MATTERS

INFORMATION

1. Demolition - 407 Prior St.

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>
407 Prior Street Lot 31, Block 103, D.L. 196	Strathcona Rehabilitation Project	Mr. Edmond McCaughan	\$1,118.00

Code No.

5893/893

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

CONSIDERATION

2. Sale to Villa Cathay Care Home Society. Location: south side Union between Campbell and Raymur Avenues.

The Supervisor of Property & Insurance reports as follows:

"On October 22, 1974, City Council approved the sale of 1.11 acres to the Villa Cathay Care Home Society. The date of sale was to be the date of issuance of the Development Permit or 120 days from the date of Council approval being February 20, 1975. The creation of this site was considerably delayed due to legal problems, hence the sale date could not be met. For this reason, and due to the fact that financing arrangements were not resolved with the Provincial Department of Housing, the Society requested and received two extensions to the sale date which is presently May 31, 1976.

The Society had been unable to meet this sale date but did pay the principal account in full on September 9, 1976 and advised they are now ready to proceed with this project. The payment delay was due to the fact they encountered many frustrating and unavoidable delays in resolving financing and accordingly are now requesting that the City waive interest in the amount of \$9,865.00 for the period May 31, 1976 to September 8, 1976; taxes in the amount of \$2,678.44 from May 31, 1976 to December 31, 1976 and the administrative fee of \$50.00, totalling \$12,593.44.

Taxes were waived on this property for 1975 by a May 6, 1975 resolution of Council. That resolution stated -

'That Council approve the waiving of City taxes on this particular project for 1975, and approve in principle City taxes on this property being waived permanently.'

Cont'd.....

Manager's Report, September 24, 1976 . . . . . (PROPERTIES - 2)

Clause #2 Continued

However, taxes were never due in 1975 because the sale date was extended into 1976, and permanent tax exemption would have to be applied for in the normal manner.

Therefore, it is requested that -

CONSIDERATION be given to making a grant to the Villa Cathay Care Home Society in the amount of \$2,678.44 which represents real property taxes payable for the period May 31 to December 31, 1976.

and FURTHER THAT

CONSIDERATION be given to waiving interest in the amount of \$9,865.00 for the period May 31, 1976 to September 8, 1976 and waiving the administration fee of \$50.00."

The City Manager submits the report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

RECOMMENDATION

3. Lease renewal Cafeteria Lease - City of Vancouver to C.N.I.B. (Caterplan Services)

The Supervisor of Property & Insurance reports as follows:

"Lease and operation of the City Hall Cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, May 1, 1971 to April 30, 1974, at a rental of \$2,400.00 per annum. The lease contained a two year right of renewal and the C.N.I.B. exercised that right with negotiations finalized at a rental of \$3,120.00 per annum for the period May 1, 1974 to April 30, 1976.

The general concensus appears to be that the services provided by Caterplan Services Ltd. have been satisfactory and the operators were approached with regard to their intentions for a lease renewal.

Mr. Lindsey, Manager of Caterplan Services Ltd., has indicated that they would prefer a three year lease with a two year option and this office in turn informed him that the City would require a one-year rental review clause.

A review of the present rental and also an analysis of the operating statment as supplied by the Chartered Accountants for Caterplan, indicates that the present rental of \$3,120.00 per annum should not be increased at this time. It is also the opinion of this office that the lease should be renewed to Caterplan by virtue of past performance, utilization of C.N.I.B. personnel and limited profit.

It is therefore recommended that a new lease be entered into with Caterplan Services Ltd. for a three year term, May 1, 1976 to April 30, 1979 with yearly rental reviews and a two year right of renewal; Rental for the period May 1, 1976 to April 30, 1977 to be \$3,120.00 per annum subject also to the remaining terms and conditions as contained in the original lease dated May 1, 1971, and amendments as approved by resolution of Council, December 17, 1974.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

Manager's Report, September 24, 1976 . . . . . (PROPERTIES - 3)

4. Sale and Resubdivision of City-Owned Property and Lane South side of King Edward Ave., West of Balkan Street

The Supervisor of Property & Insurance and the City Engineer report as follows:

"The City owns an unsubdivided portion of a block situated on the south side of King Edward Avenue west of Balkan Street, legally described as Blocks 13 & 14 (except portions subdivided by Plans 3241 and 6357 and the East 33 ft. now road) of Blocks 10 to 13 and 22 to 25, District Lots 391 & 392, Plan 603. This undivided strip was acquired in 1938 by Tax Sale and is approximately 16.5 ft. by 304 ft., zoned RS-1, One Family Dwelling District.

Over the years, a through lane has been opened in the block and this lane is partially located over the westerly 10 ft. of the unsubdivided strip. The remainder of the unsubdivided strip is utilized by the owners of adjoining Lots 11 to 15. Situated between the unsubdivided strip and Lots 11 to 14 is a 20 ft. dedicated lane. This lane has never been opened and the owners of Lots 11-14 have utilized this lane allowance and erected carports/garages.

Following a recent sale of Lot 13, a request was made to the City Engineer for an encroachment agreement to permit the continued existence of the carport on the dedicated lane. Rather than enter encroachment agreements and perpetuate this unsatisfactory subdivision, it was decided to contact the five owners of Lots 11 to 15 to determine whether they would be interested in purchasing portions of the unopened lane and unsubdivided strip to add to their lots.

Following discussions, the owners of Lots 11 to 14, of Lots 13 & 14, Blocks 10-13 and 22-25, D.L.'s 391 & 392 have submitted applications to purchase the portions of City-owned land and lane abutting their lots. They have offered to pay the sum of \$350.00 each, inclusive of current year's taxes, registration and administration fees, legal and survey costs. The offers are subject to the City-owned land/lane being added to each lot to create new parcels, approximately 39 feet by 119 feet, except for a 10 ft. by 10 ft. lane corner cut-off at the north-west corner of Lot. 14.

The owner of Lot 15 is not interested in purchasing the unsubdivided strip abutting his lot. Since this remaining strip is too small to create as a lot, it is recommended that this strip be dedicated for lane purposes.

It is recommended that

- A) the portion of lane indicated as 'closed lane' on plan marginally numbered LF 7770 be closed, stopped up, conveyed to the abutting owners and then subdivided with the abutting lands.
- B) the unsubdivided strip, known as Blocks 13 & 14 (except portions subdivided by Plans 3241 and 6357 and the East 33 ft. now road) of Blocks 10 to 13 and 22 to 25, District Lots 391 & 392, Plan 603 be dedicated for lane purposes except for portions of the unsubdivided strip adjacent to Lots 11 to 14 which are to be sold and conveyed to the said owners. Sufficient lane to be dedicated in order to provide a 20-foot lane at the rear of the newly created lots.
- C) the sale price for portions of the City lane and unsubdivided strip to be \$350.00 for each owner, inclusive of current year's taxes, registration and administration fees, legal and survey costs; the owners to pay mortgage extension fees of \$25.00 each as required.
- D) the City lane and portion of the unsubdivided strip being added, to be consolidated with each of Lots 11 to 14."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and the Supervisor of Property & Insurance be approved.



B 0142

MANAGER'S REPORT

August 18, 1976

TO: Vancouver City Council

SUBJECT: Lane West of Lincoln Street - 43rd to 45th Avenues

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"INTRODUCTION

A petition has been received from the residents served by the subject lane. This lane was paved as a local improvement in the latter part of last year. The petition is in protest against the paving work done in the lane by the Engineering Department. It also states that the lane should be redone.

DESIGN CONSIDERATIONS FOR LANE PAVING

In the design and paving of gravel lanes, it is desirable that the finished paved surface is smooth along the driving surface and at the same time provides gentle local access connections to abutting properties so that the underside of vehicle does not drag on the pavement surface. In addition, it is necessary that the paved lane has enough slope to permit rainfall to drain properly especially along the length of the lane. Because of grade differences between individual properties along lanes, it is sometimes difficult to develop the lane below all the backyards to provide gentle grade connections to all properties and at the same time maintain both smooth grades and adequate drainage along the lane.

In the case of the lane west of Lincoln Street between 43rd and 45th Avenues, the foregoing normal lane design considerations were complicated by the fact that this lane was quite flat in the central portion, although the grades in the vicinity of the north and south ends were adequate.

Under these circumstances, there were two paving design options which were considered. One design alternative (Scheme A) consisted of having a grade which was a little higher than existed in the central portion of the lane (to permit adequate drainage) and pave over the existing surface at the north end. This would provide good access to the properties at the north end. The second design alternative (Scheme B) involved maintaining the grade at the existing lane elevation in the central section, and cutting the north section to develop an adequate slope for drainage.

Scheme A would take maximum advantage of the existing compacted lane roadbed and would provide good local access at the north and south end. However, the higher condition in the middle portion of the lane would make local access a little more difficult there.

Scheme B would disrupt the established roadbed condition at the north end of the lane and provide a depressed lane pavement and steep local access conditions at that location, while maintaining generally the existing grades in the central portion. Thus, there would be a local access problem created by Scheme B at the north end of the lane, as well as a disruption of the existing lane foundation which could reduce the life span of this paving work. The initial cost of each of these lane paving schemes was comparable. The cost of the fill involved in Scheme A in the central portion of the lane tends to balance with the cost of the cut in Scheme B at the northern end of the lane.

Therefore, each scheme would create a local access problem for a short length along the lane. Apart from this common local access disadvantage, the only difference between the two lane paving schemes is that Scheme A offers a better permanent solution since it does not disturb the soil conditions in existing lane. For these reasons, Scheme A design was implemented.

RESIDENTS' CONCERNS

Because of the various design difficulties in this lane, we expected to undertake some modifications after the lane was paved. Some drainage difficulties and local access problems were encountered by adjacent properties and we were in the course of resolving these difficulties when the petition was received. In difficult lane paving situation like this, some follow-up modification work is normal. Currently, we are paving about 210 lanes annually throughout the City. About 10% of the lanes fall into this difficult design category and require some remedial work after the paving work to accommodate individual access and drainage concerns.

Cont'd . . .

- 2 -

Examination of the petition suggests that virtually all the affected residents want the lane redone. The word 'redone' was intended to mean that the existing asphalt would be ripped out, and regrading would take place, followed by placement of a new asphalt surface. This work would cost about \$4,500.

#### ENGINEERING INVESTIGATION

In the opinion of the Engineering Department, the existing paved lane is generally satisfactory although minor modifications at some locations would improve conditions. The estimated cost to carry out these modifications is \$800.

After receiving the petition and investigating the lane, we undertook a survey of the affected residents in July to ascertain clearly their views.

There are seventeen (17) occupied houses in this block and we were able to contact sixteen (16) of these residents. Of the sixteen, nine indicated unqualified satisfaction with the existing paved lane while five (5) requested some minor lane modifications. The remaining two residents wanted the lane completely redone. They are located about mid-block where the most difficult problems were expected since there the paved lane surface had to be constructed above the existing grades. In one case, the higher location although reasonably meeting the garage floor, has created an effective step for pedestrians from the lane to the backyard, and the drainage adjacent to the garage should be modified. In the other case, vehicular access from the garage is more difficult than before because of the slope created between the garage and the lane. These two residents initiated the petition.

The apparent inconsistency in opinion of the residents based on our survey and the petition, can probably be explained because many of the residents were told by the petitioners that the only way action would be undertaken by the City is if the majority of affected residents signed the petition. Some residents, in fact, indicated to the Engineering Department representatives that it would not be prudent to rip up the lane and repave it.

#### CONCLUSION

The residents representing two properties wish the lane to be totally redone at a cost of about \$4,500. If this work were done, these two properties would have better access although such work is not necessary to resolve the majority of the residents' concerns. Some residents, in fact, indicated that such major repaving work is unjustified.

If the modifications are carried out, at a cost of about \$800, we are confident that the drainage and local access problems can be rectified to a standard common to other paved city lanes. This includes work in the lane adjacent to the two properties who wish the lane to be completely redone. This implementation of this alternative would be a satisfactory solution for most of the residents, and offer a cost saving of about \$3,700 over the other alternative. Accordingly, we recommend that this problem be resolved by the City carrying out this minor modification work.

Funds are available in the Streets Maintenance Accounts to cover this work.

#### RECOMMENDATION

It is RECOMMENDED that the lane modification work, as proposed by the Engineering Department, be carried out as expeditiously as possible at a cost of about \$800."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

DELEGATION THIS DAY.

FOR COUNCIL ACTION SEE PAGE(S) 102

C

MANAGER'S REPORT

September 24, 1976

TO: Vancouver City Council  
SUBJECT: 3338 Seaforth Drive  
CLASSIFICATION: RECOMMENDATION

On August 26, 1976, the Hardship Committee considered an application from Shabjad Jang, 3338 Seaforth Drive to retain a dwelling unit in the basement. The application was refused. On September 2, 1976, Mr. Shabjad Jang wrote to the City Clerk, requesting permission to appear before Council to appeal the above decision.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - one family dwelling district. The records indicate that the house in question was erected in 1948 and that in 1962, Permits were issued to raise the building to provide a basement. The Building Permit issued to cover the raising of the building specifically stated that no rooms or plumbing were to be installed and that the building would continue to be occupied as a one family dwelling.

Inspections carried out in March, 1976, showed that a suite had been installed in the basement, complete with plumbing and all without Permits. The then owner was ordered to restore the building to its approved occupancy of a one family dwelling. At this point the building changed owners and further inspections carried out in June, 1976, showed the illegal basement suite occupied and the new owner to be Shabjad Jang. The new owner was advised of the illegality of the basement accommodation and ordered to restore the building to its approved occupancy.

Mr. Jang immediately filed a Hardship Application which resulted in the above decision. The Hardship Committee noted that the applicant is married with one dependent, both husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of \$1,322 per month. The Committee further noted that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. and Mrs. S. Jang.

FOR COUNCIL ACTION SEE PAGE(S) 102

# DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

I

## STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

SEPTEMBER 23, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 23, 1976 at approximately 1.40 p.m.

PRESENT: Alderman Kennedy, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt

ALSO PRESENT: Alderman D. Marzari (Item 3)

CLERK TO THE  
COMMITTEE : M.L. Cross

### RECOMMENDATION

#### 1. Administration of the Residential Rehabilitation Assistance Program

The Committee considered a report of the City Manager dated September 16, 1976 (copy circulated). Mr. R. Youngberg, Associate Director, Area Planning, advised that the Provincial Department of Housing has forwarded a draft agreement outlining responsibilities for the optional administration by municipalities of the Residential Rehabilitation Assistance Programme (R.R.A.P.) in areas designated in 1974 and 1975 as Neighbourhood Improvement Areas. This administration is currently the responsibility of the regional office of CMHC. The City need not undertake this 1974-75 administration but as part of the Agreement for the 1976 Neighbourhood Improvement Programme (N.I.P.), designation as NIP is conditional upon municipal administration of R.R.A.P. The City is therefore required to administer R.R.A.P. in Grandview/Woodland and Riley Park, the 1976 NIP areas.

For undertaking this administration, C.M.H.C. will pay to the City a fee of \$300 per application. Where the loan covers more than one dwelling unit an additional sum of \$50 for each unit will be paid.

The report summarizes the responsibilities of the City, acting as an agent for CMHC, in the processing of loans for the repair, rehabilitation and improvement of family housing units.

The Director of Finance and the Director of Planning recommended:

- "(1) THAT the City of Vancouver enter into a R.R.A.P. Agency Agreement with the Central Mortgage and Housing Corporation, the Agreement to pertain to 1976 Neighbourhood Improvement Programs only (Grandview-Woodland and Riley Park), subject to the satisfaction of the Director of Legal Services.

Cont'd.....

Clause #1 Continued

- (2) THAT the following positions (temporary for four years) be established in the City Planning Department, and FURTHER THAT the Director of Personnel Services be instructed to classify and advertise the positions:
  - (a) R.R.A.P. Administrator - 1
  - (b) Clerk-Typist - 2
  - (c) R.R.A.P. Advisor - 4
- (3) THAT to facilitate the initiation of the R.R.A.P. Program, two of the R.R.A.P. Advisor positions be filled by seconding two Property Negotiators from the Property and Insurance Division of the Department of Finance to R.R.A.P. Administration (City Planning Department), on a temporary basis for a period up to four months.
- (4) THAT the Directors of Finance and Planning be instructed to report back in mid-1977 on the experience with the administration of the 1976 RRAP, and the desirability of the City assuming responsibility for R.R.A.P. administration in the 1974 and 1975 N.I.P. areas (Kitsilano, Cedar Cottage, Mount Pleasant, and Downtown Eastside).
- (5) THAT C.M.H.C. be requested to continue their administration of the R.R.A.P. in the 1974 and 1975 Neighbourhood Improvement Areas.
- (6) THAT funding for the 1976 costs in the amount of \$16,790 be approved from Contingency Reserve, pending recovery in 1977; costs for subsequent years, 1977-1980, be included in the Planning Department's Annual Budget, less recoveries from fees.
- (7) THAT Council request CMHC to review the fee structure annually to cover increases in salary and other costs, including inflationary factors. "

After discussion the Committee

RECOMMENDED:

THAT the recommendations of the Director of Finance and the Director of Planning, contained in the report of the City Manager dated September 16, 1976 be approved.

2. Mount Pleasant N.I.P. Concept Plan

The Committee had before it a report dated September 14, 1976 (copy circulated) which the City Manager submitted for consideration.

In the report, the Director of Planning outlined the planning process followed which resulted in the goals and policies established by the Mount Pleasant N.I.P. Committee, in conjunction with the Planning Department.

The goals for the Mount Pleasant N.I.P. area, bounded by Broadway, Kingsway and Clark/Knight, are as follows:

Cont'd.....

Clause #2 Continued

- (1) Stabilize the Mount Pleasant N.I.P. Triangle
- (2) Improve the physical conditions
- (3) Improve the social environment within the area
- (4) Provide more usable public space
- (5) Reduce through traffic
- (6) Increase public safety
- (7) Maintain good aspects of the area

Present for the discussion were members of the Mount Pleasant N.I.P. Committee.

Discussion centred on the social and recreational facilities for the area. The N.I.P. Committee recommended funds for rebuilding the Kivan Boys & Girls Club and acquisition and renovation of an existing building to locate a Neighbourhood House to be operated under the auspices of Neighbourhood Services Association. The N.I.P. Committee felt that the Kivan Boys and Girls Club should be rebuilt on City-owned land. Of the \$250,000 N.I.P. funds, the City would contribute 57.1%, the Federal Government 28.55% and the Provincial Government 14.28%. Although the building would be rebuilt on City-owned land, the Federal Government would contribute half the Municipality's share as the Club would retain ownership of the building. The funds could be treated as a capital grant to the Club which would then be required to keep the premises open to the public for 8 years. In a memo dated September 22, 1976 to the Acting City Manager (copy circulated) the Acting Comptroller of Budgets points out the variation in the funding formula for this particular project.

The Director of Social Planning suggested that a single comprehensive facility would have a distinct advantage over two small centres.

The Chairman noted that the following had submitted letters (on file in the City Clerk's office) in support of establishing a Neighbourhood House in Mount Pleasant:

- (1) Ms. Rosemary Brown, MLA Vancouver-Burrard
- (2) Fairview Mt. Pleasant Community Resources Board
- (3) Principal - Florence Nightingale Elementary School
- (4) Principal - Simon Fraser Elementary School
- (5) Branch Head - Mt. Pleasant Branch Public Library

The City Engineer noted that because the pedestrian traffic generated by the Kivan Boys & Girls Club has resulted in numerous requests for crosswalk controls at 12th Avenue and St. Catherines Street, a different location, removed from an arterial street, would be preferred.

The City Engineer recommended against the Policy Recommendation of the N.I.P. Committee, supported by the Director of Planning, that detailed studies should be undertaken of the possible closure of St. Catherines between 12th Avenue and the lane south of 12th Avenue and the possible closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive. The first closure would be

Cont'd.....

Clause #2 Continued

incorporated as open space into the design of the new Boys & Girls Club. The second closure would unite the two segments of South China Creek Park.

The Committee agreed that a portion of East 10th Avenue should be closed to unite the two park segments.

The Committee felt that perhaps the appropriation for Kivan and the Neighbourhood House could be united in one classification entitled Community Services \$440,000 but it was pointed out that the cost sharing formula for the two items was not the same. Mr. Youngberg requested guidance as to the Committee's view on the two projects and the Committee unanimously agreed that they should both be carried out.

In the City Manager's report the Director of Planning recommended:

- "1. THAT Council approve the land use policies as indicated in Appendix I and instruct the Director of Planning to report back on implementation.
2. THAT Council approve the funding allocations of the N.I.P. Concept Plan as indicated in Appendix II.
3. THAT Council approve the recommendations initiating the implementation of specific projects as noted in Appendix I.
4. THAT Council submit the Mount Pleasant N.I.P. Concept Plan to the Federal and Provincial Governments for approval.
5. THAT Council request a contribution of \$624,843.00 from the Federal Government and \$312,421.50 from the Provincial Government as their costs of the implementation stage of the Mount Pleasant Neighbourhood Improvement Program.
6. THAT Council approve the appropriation from the \$1.1 million allocation of Urban Renewal Funds previously allocated to the 1975 Neighbourhood Improvement, of \$774,564.98 as the City's share of the implementation stage of the Mount Pleasant N.I.P.
7. THAT Council formally request of C.M.H.C. that the income limit of R.R.A.P. as it applies to grants to homeowners be raised to \$15,000.00.
8. THAT Council formally request of C.M.H.C. that all homeowners have access to the same interest rate for R.R.A.P. as do landlords (currently 8%)."

The Committee RECOMMENDED:

- (A) THAT the recommendations contained in the City Manager's report dated September 14, 1976 be approved.
- (B) THAT the City Engineer be requested to implement the closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive.

Cont'd.....

### 3. Oppenheimer Area Land Use & N.I.P. Concept Plan

The Committee considered a report of the City Manager dated September 2, 1976 (copy circulated) which had been discussed briefly but deferred from its meeting of September 9.

Ms. D. Jan, Area Planner, Downtown Eastside, advised that the Director of Planning supported the directions taken by the Oppenheimer Area Planning Committee with a few exceptions. The Citizens Committee felt that no residential land use lots which existed prior to November 1975 should be lost in order to protect housing in the area. The Director of Planning felt this is too inflexible and recommends that no housing be lost as a result of industrial expansion except with the special permission of Council. The industry would have to be compatible with residential uses. Existing industries would be permitted to remain and to expand only to adjoining lots - one on the left and one on the right. On a corner lot, industry may be expanded to two lots on an adjoining side.

The Area Planning Committee felt that wholesale and warehouse operations should be excluded. The Director of Planning felt that these operations, of limited size, could be included as compatible light industries as there is an indication that some time in the future there may be a demand for them.

The Committee recommended that residential land usage be increased from 33% to at least 50% of the land area in the neighbourhood. The Director of Planning agreed with the Committee's intention to strengthen the residential component of the neighbourhood but not by increasing actual land area. It can be accomplished by increasing residential use in existing buildings or by encouraging mixed use developments. The 17% in land area would be taken away from other viable community uses if it were to be put into residential.

The Area Planning Committee stated that funding for administration should not come from N.I.P. but from the City's general revenue.

In developing the N.I.P. Concept Plan, the community's priority needs were identified as follows:

- (1) improved community health care facilities;
- (2) personal care for the elderly;
- (3) care for the handicapped;
- (4) social recreational and community facilities;
- (5) retention of Japanese community and its facilities;
- (6) public open space and
- (7) projects encouraging employment of residents.

The Area Planning Committee recommended allocation of N.I.P. funds for specific projects i.e. acquisition of 616 East Cordova Street for housing and ancillary purposes such as community facilities, day care, drop-in and other social facilities and acquisition of a site for the Downtown Community Health Society. The Director of Planning felt it was premature to commit the funds for specific site acquisition; funds other than N.I.P. would have to be found

Cont'd.....



Clause #3 Continued

to develop the sites for facilities that meet the community's social/recreational and health care needs. The Director of Planning also felt that the N.I.P. funds for improving Japanese community facilities should include all Japanese community facilities and not just the ones specified by the Area Planning Committee.

Mr. R.W. Wilding, Architect for the Union Gospel Mission stated that his clients had been trying to acquire the site at Princess and Cordova Streets to develop a multi-use building to include facilities for youths and senior citizens as well as residential. He advised that the property is being held off the market by the owners Neighbourhood Services Association as he understood the Downtown Eastside Residents Association wish to purchase the site. Ms. J. Swanson of DERA advised that it was the intention of the Oppenheimer Area Planning Committee, not DERA, to acquire the site for community facilities.

The Committee felt that a report should be prepared on this matter. The Chairman of the Oppenheimer Area Planning Committee requested that the report include information on the number of existing churches and meeting rooms/halls in the area.

In the Manager's report the Director of Planning recommended:

- " (1) THAT Council approve the Oppenheimer Area Land Use and N.I.P. Concept Plan as itemised in the Summary of Policies ( Parts I and II) included as Appendix I of this report.
- (2) THAT Council submit the above Oppenheimer Area Land Use and N.I.P. Concept Plan to the Provincial and Federal Governments for approval.
- (3) THAT Council request a contribution of \$294,650 from the Federal Government and \$147,325 from the Provincial Government as their contributions towards the estimated costs of the implementation of the Oppenheimer Area Neighbourhood Improvement Program.
- (4) THAT Council approve the appropriation, from the \$1.1 million allocation of Urban Renewal Funds previously allocated to the 1975 Neighbourhood Improvement Program, of \$147,325 as the City's share of the implementation stage of the Oppenheimer Area Neighbourhood Improvement Program.
- (5) THAT Council approve the itemized N.I.P. Administration Budget for 1977 in the Downtown Eastside, as outlined on Pages 10 and 11 of Appendix III. This budget of \$58,000 is included in the total Implementation Budget of \$589,300 and is cost shareable.
- (6) THAT the Concept Plans be forwarded to the Board of Parks and Recreation for information and consideration."

The Committee RECOMMENDED:

- (A) THAT the recommendations contained in the City Manager's report dated September 2, 1976 be approved.
- (B) THAT the Director of Planning and the Director of Social Planning report to the Committee with respect to the number of religious facilities and the amount of auditorium and meeting room space which exists in the Oppenheimer area.